

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING**

REGULAR SESSION

1:35 P.M.

NOVEMBER 13, 2012

Commission Members Present:

Kathleen Sullivan, Chair
Kimberly Moore-Dudley
Fredrick Click
Ellen Sheridan
Tyler Quinn
Shermin Ata

Staff Present:

Lorie Loosemore, Inspector
Mike Williams, City Attorney
Mary Lynn Anderson, City Attorney's Office
Chris Jones, Inspector
Don Foster, Inspector
Don Sheffield, Commercial Demolitions
Mike Kirkman, Planning and Community Development

Staff and persons from the audience were sworn as to their testimony in the following matters for this meeting.

ELECTION OF OFFICERS:

Counsel Williams explained the process for nominating officers.

Ms. Ata moved to nominate Ms. Sullivan for Chairwoman, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion.

Mr. Quinn moved to nominate Ms. Ata for Vice-Chair, seconded by Mr. Click. The Commission voted unanimously 6-0 in favor of the motion.

APPROVAL OF AUGUST 14, 2012 MINUTES:

Counsel Williams stated that a majority of members who attended the August meeting are not present; therefore, the minutes cannot be approved. The August 14, 2012 meeting minutes will be addressed at the next meeting.

APPROVAL OF OCTOBER 9, 2012 MINUTES:

Ms. Moore-Dudley moved to approve the minutes of the October 9, 2012 meeting as written, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion.

NEW CASES:

- 3. 1311 Linwood Street - (TMN 84-7-9/Parcel #0008875) James B. Fleet Jr., Trustee of the Irrevocable Spendthrift Trust - US July 31, 2002 between James N. Brooks, Grantor, and Carl**

Carlson III, Trustee, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. (INSPECTOR UPHELD)

Inspector Loosemore stated that this property was inspected on May 2, 2011. The hearing was held on October 27, 2011. The order was issued on October 28, 2011 and expired on November 28, 2011.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 9, 2012 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include wall cracked or loose plaster, decayed wood or other defective material must be corrected; loose floor covering must be repaired or replaced; bathroom must have a door and interior lock; bedroom must have a door and interior lock; locks not maintained or missing from windows; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; windows need to be weather tight; exterior wood surfaces need to be maintained by painting or other protective coating; foundation walls have holes or cracks; guardrails are loose, damaged or improperly maintained (back porch); handrails required on one side of stair having more than four risers (back porch); steps are rotten or in disrepair (back porch); deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; electrical panel missing knock out blanks; plumbing pipes or fixtures broken, burst, frozen or inoperable in the basement area/bathroom area; water heater not properly installed or maintained, there is no hot water.

Chair Sullivan asked if there was any one present wishing to speak on this property.

Mr. James Fleet, 425 East Hendrix Street, asked the Commission for additional time to repair the violations. Inspector Loosemore stated that the case originated from a complaint regarding broken windows, inadequate railing, and the deck in disrepair. Mr. Fleet stated that the front porch has been worked on but he was unsure of the extent of other repairs by the contractor. Inspector Loosemore commented that the violations read into the record were updated by Inspector Jones following his visit to the property on November 9, 2012. She confirmed that Mr. Fleet did work off some of the original violations but violations still remain. Mr. Sheffield stated that no permits had been pulled for this property. A permit is required for structural work on the back deck but the majority of other items do not need a permit. Counsel Williams pointed out that a permit should have been taken out for the plumbing work. Mr. Sheffield confirmed that a permit should have been pulled even for the replacement of the hot water heater. Inspector Jones commented that he did not notice a newly installed hot water heater upon his last visit. In addition, the sinks had not been attached to the water supply.

Ms. Patricia Wysneski, 1607 Bayliff Street, is a Glenwood resident and concerned citizen. She reminded the Commission that this property has received many extensions and notices have been hand-carried to the owner in the past. The property has been in and out of violation since 2004. She felt that the property represented an eyesore to the neighborhood. She expressed neighborhood concerns regarding property values.

Ms. Ata commented that the property has been in violation for over three years and no efforts appear to have been made by the owner to put the property in the rental market.

Ms. Ata moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion.

Chair Sullivan stated that the property involved in this matter is located at 1311 Linwood Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

4. **1842 Merritt Drive -- (TMN 335-1-16/Parcel #0037662) Mycong Sheard, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Foster and Loosemore. (REMOVED DUE TO NEW OWNER)**
5. **405 East Whittington Street -- (TMN 17-11-13/Parcel #0001366) Adele Wicker, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. (CONTINUED UNTIL DECEMBER, 2012 MEETING)**

Inspector Loosemore stated that this property was inspected on November 21, 2011 and the hearing was held on January 11, 2012. The order was issued on January 25, 2012 and expired on February 24, 2012. The property was ordered to be secured and the City secured it.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 9, 2012; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include unclean and unsanitary floors, ceilings and/or walls; wall has peeling, chipping or flaking paint that must be repaired, removed or covered; wall has cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; ceiling contains holes, loose material and/or in disrepair; electrical equipment needs to be properly installed and maintained; power not on at time of inspection, needs to be on and inspected before case can be completed; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; exterior wood surfaces need to be maintained by painting or other protective coating; roof drains, gutters and downspouts in disrepair; exposed wiring at outlet; exposed wiring at light fixture; missing smoke detectors; heat -- gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink (missing bathroom/kitchen sink, toilet); doors need to be weather tight; locks not maintained or missing from window; screens required on window; broken windows; windows need to be weather tight; screens on doors should be self-closing and latching; guardrails are loose, damaged or improperly maintained.

There was no one present wishing to speak on this matter.

Mr. Sheffield reported that there are no active permits for this property. Inspector Loosemore stated that Inspector Covington last spoke with the owner, Ms. Wicker, on December 21, 2011. Notes revealed that

the doorway used to enter the property needed to be secured. Ms. Wicker did not secure the doorway but the City did secure it. The doorway has been secured by the City several times. The property was referred by the Police Department. Inspector Loosemore indicated that she has not had any communication with the owner.

Ms. Ata stated that she would like to hear from the owner before a final decision is made. Inspector Loosemore stated that this is the first time this case has been before the Housing Commission. The owner was sent a certified notice to inform her of the meeting.

Ms. Ata moved to continue this case until the December, 2012 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion.

6. 2110 Merritt drive -- (TMN 336-5-2) Rossa Smith Pinnix, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Loosemore. (INSPECTOR UPHELD)

Inspector Loosemore stated that this property was inspected on February 23, 2010. The hearing was held on May 4, 2010. The order was issued on April 13, 2011 and expired on May 13, 2010.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 9, 2012 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the notice sent to the owner cited a violation with the accessory structure. The accessory structure was noted to be unsafe and unsound. She referred to the video being shown and said that additional violations for the accessory building include rotten roof, missing doors, missing fixtures, structure is open to the elements, flooring issues, siding issues, and rotten wood.

There was no one present wishing to speak on this property.

Inspector Loosemore reported that this is the first time this case has come before the Housing Commission. She reviewed additional details of circumstances relating to the property.

Ms. Ata moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion.

Chair Sullivan stated that the property involved in this matter is located at 2210 Merritt Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld. Chair Sullivan stated that this property is a storage structure attached to the property at 2110 Merritt Drive.

CONTINUED CASES:

7. 435 Arlington Street -- (TMN 16-8-26/Parcel #0001075) Michael B. Gray, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the June 12, 2012 and August 14, 2012 Minimum Housing Commission meetings. Inspectors Covington and Loosemore. (CONTINUED UNTIL DECEMBER, 2012 MEETING)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 13, 2012 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include screens on doors should be self-closing and latching; every window shall open and close as manufactured; broken windows; windows need to be weather tight; exterior wood surface needs to be maintained by painting or other protective coating; exterior wall contains holes and/or breaks; exterior walls not weatherproof; exterior wall has loose or rotted material; foundation wall has holes or cracks; foundation wall -- ventilation not maintained or missing; handrails are loose, damaged or improperly maintained; needs premises identification; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; unclean and unsanitary floors, ceilings and/or walls.

Chair Sullivan asked if there was any one present wishing to speak on this matter.

Mr. Sidney Gray, 318 South Elm Street, and Ms. Ricki Gray, 4235 Starmount Drive, were present to speak on behalf of their son, Michael Brandon Gray, the owner.

Mr. Gray distributed copies of his presentation to Commission members and requested that it be included in the official minutes of the Minimum Housing Standards Commission in its entirety.

Mr. Gray stated that the Zoning Commission denied his son's request to rezone 435 Arlington Street from Office to Central Business designation. The decision was appealed to City Council and was approved on October 16, 2012. Mr. Gray informed members that his son plans to move back to Greensboro to live upstairs in the property and recruit a restaurant or other business for the first floor of the building. He stated that the building is secure and there are no plans to rent it in its current condition. In addition, Mr. Gray has met with Inspector Covington to discuss what can be done to improve the exterior look of the building. He indicated they have no plans to repair the interior of the building until a tenant has been secured and their needs are known.

Ms. Sheridan felt that the vacant property might be considered a nuisance as it is located next to the active Southside development where so much money is being spent. She felt it could be at cross purposes with what the rest of the neighborhood is trying to do. In response, Mr. Gray noted vacant buildings located downtown in the Central Business district. He said that neighbors of 435 Arlington Street are not complaining about the building and have expressed their support to have the property zoned to Commercial Business. He stated the intention is not to leave the property vacant but to find a tenant. Until the property is rented, Ms. Gray felt it was counterproductive to make repairs on the property and have a tenant come in with different needs and possibly tear down the work.

Ms. Loosemore stated that rezoning would not change the case because it is still a residential property. She indicated that neighbors have complained about the condition of the exterior of the house. In addition, she referred to an email from a police officer reporting that boards had been torn off of the back windows and people were attempting to break into the house.

Ms. Gray stated that after the incident they met with Inspector Covington who made suggestions that they are following to make the house secure. Mr. Gray referred to the video being shown and pointed out repairs they have made or plan to make to the exterior of the property.

Ms. Ata stated her concern about property values to surrounding owners. She asked Mr. Gray for a timeline toward completion. Mr. Gray estimated that repairs should be completed by springtime, depending on the weather.

Responding to a question from Ms. Moore-Dudley, Mr. Gray explained that his son bought the property in October, 2011 and was not aware the house was in violation. They are actively trying to find a tenant for the house although they have not yet placed a rental sign on the property.

Mr. Kirkman provided an explanation of uses in the Central Business designation.

Inspector Loosemore stated that the property currently has 16 violations. She stated that the serious violations include foundation walls have cracks or holes; foundation wall has ventilation not maintained or missing; back deck has flooring that is rotten or in disrepair; ceiling has holes or is in disrepair; and unclean/unsanitary floors, ceilings or walls.

Ms. Ata stated that she understood why Mr. Gray did not want to spend money on the interior until a tenant is secured; however, she was concerned about the exterior of the property. She felt the exterior needed immediate attention.

Ms. Ata moved to continue the case until the December, 2012 meeting for a progress report, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion.

8. 900 Douglas Street -- (TMN 49-13-1) Catherine F. Gill, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 10, 2012; May 8, 2012; June 10, 2012; August 14, 2012 and October 9, 2012 Minimum Housing Commission meetings. Inspectors Covington and Loosemore. (CONTINUED UNTIL DECEMBER, 2012 MEETING)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 9, 2012 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations includes exposed wiring at outlet; power not on at time of inspection, needs to be on and inspected before case can be completed; missing smoke detector; inoperable smoke detector; heat -- gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material must be corrected; cracked or missing electrical outlet cover; cracked or missing switch plate cover; doors need to be weather tight; locks -- bathroom must have a door and interior lock; locks -- bedrooms must have a door and interior lock; screens required on windows; windows -- every window shall open and close as manufactured; windows need glazing; windows need to be weather tight; locks -- not maintained or missing from windows; exterior wood surfaces need to be maintained by painting or other protective coating; exposed wiring at light fixture; exterior walls contains holes and/or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; foundation wall -- ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair; needs premises identification; deck, porch and/or patio flooring rotten or in disrepair (back porch); exterior walls contain holes and/or breaks; a building permit is required before the work is started.

There was no one present wishing to speak on this property.

Ms. Sheridan informed the Commission that Ms. Gill, the owner, has a potential buyer.

Ms. Moore-Dudley moved to continue this case until the December, 2012 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion.

9. 1315 Gorrell Street -- (TMN 102-9-8) Margaret C. Warren, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 8, 2011; December 13, 2011; May 8, 2012 and August 14, 2012 Housing Commission meetings. Inspectors Covington and Loosemore. (CONTINUED UNTIL FEBRUARY, 2013 MEETING)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 9, 2012 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include cracked or missing electrical outlet covers; power not on at time of inspection, needs to be on and inspected before case can be completed; lighting required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, furnace room; every window shall open and close as manufactured; clothes dryer exhaust must be vented directly to the exterior; heat -- gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; heating system not maintaining 68 degrees in habitable rooms, bathrooms, a permit is required for all trades before the work is started; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; rotten flooring must be repaired, building permit required; ceiling contains holes, loose material and/or in disrepair; guardrails are loose, damaged or improperly maintained; doors need to be weather tight; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; screens required on windows; missing smoke detector; cracked or missing electrical outlet cover; bathroom requires ventilation system when window isn't provided; screens required on doors; screens required on windows; broken windows; windows need to be weather tight; inoperable smoke detector; windows not readily accessible in case of emergency; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; roof drains, gutters and downspouts in disrepair. Inspector Loosemore provided an update on the violations. Some work has begun and there is missing sheetrock with exposed studs; needs floor covering; and there are exposed ceiling joists.

Chair Sullivan asked if there was any one present wishing to speak on this property.

Mr. Leon Warren, 3223 Edenwood Drive, is the son of the owner, Margaret Warren. He indicated that new framing is going in; the plumbing permit has been pulled; studs have gone in; and after the plumbing work has been finished, mechanical work will begin. Mr. Warren plans to move into the house when it has been completed. He estimated approximately six months until completion.

Mr. Sheffield reported that no inspections have been made yet but there is a plumbing permit in place to redo plumbing throughout the entire house.

Mr. Click moved to continue this case until the February, 2013 meeting for an update, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion.

10. 1004 Cranbrook Street -- (TMN 300-14-3) William and Sandra Brown, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the July 10, 2012 and August 14, 2012 Minimum Housing Commission meetings. Inspectors Foster and Loosemore. (INSPECTOR UPHELD)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 13, 2012 by Inspector Foster; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include power not on at time of inspection, needs to be on and inspected before case can be completed; unsafe electrical wiring; wall -- structural member unable to support imposed load, building permit required; wall has cracked or loose plaster, decayed wood or other defective material must be corrected; roof has rotten sheathing; roof not properly anchored; structural member not able to sport nominal load; structural member rotten or deteriorated; chimney not required and in good repair; exterior walls contain holes and/or breaks; roof leaks; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair.

Chair Sullivan asked if there was any one present wishing to speak on this property.

Mr. William Brown, 1433 County Lake Drive, is the owner of the property. He stated that the house is locked and secure. He originally intended to demolish the house but has since changed his plans. He is marketing the property for sale and hopes to sell the property as it is. An individual has expressed interest in the house. He asked the Commission to continue the case.

Mr. Sheridan moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion.

11. 1201 East Washington Street -- (TMN 71-2-11) George and Gigi LLC, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the July 10, 2012 and August 14, 2012 Minimum Housing Meetings. Inspectors Covington and Loosemore. (INSPECTOR UPHELD)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 13, 2012 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include heat -- gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing facilities must be maintained in a safe, sanitary and function condition; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean/unsanitary floors, ceilings and/or walls; walls are peeling, chipping or flaking paint must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material must be corrected; rotten flooring must be repaired, building permit required; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection, needs to be on and inspected before case can be completed; door difficult to operate; missing smoke detectors; inoperable smoke detectors; doors need to be weather tight; bathroom must have a door and interior

lock; bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on doors; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weather tight; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; flashing required around chimney; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair; roof leaks; loose, damaged or improperly maintained guardrails; loose, damaged or improperly maintained handrails; steps rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; accessory structure shall be maintained structurally sound and in good repair.

Chair Sullivan asked if any one was present wishing to speak on this property.

Mr. Brooks Reitzel, High Point, is an attorney representing Ms. Becky Causey. Ms. Causey is the widow of Mr. John Newton, the original owner. The property is still technically within Mr. Newton's estate. The property is scheduled to be demolished and a bank has agreed to loan the funds for the demolition. The underwriter refuses to accept the property as collateral because it will be demolished; therefore, Ms. Causey must pledge other properties to the bank to facilitate the loan. The estate will not be closed until the end of the year. Once the estate has closed, Ms. Causey will inherit the properties necessary to secure the loan to demolish the house. He anticipated the matter should be closed by January, 2013.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Click. The Commission voted unanimously 6-0 in favor of the motion.

Chair Sullivan stated that the property involved in this matter is located at 1201 East Washington Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

Counsel Williams explained the Bonding Contract Program for the benefit of new members.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:15 p.m.

Respectfully submitted,

Kathleen Sullivan
Chairman, City of Greensboro Minimum Housing Standards Commission

TV:sm/jd